

**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

**Division:** Airport

**Member:** Alex Erskine  
954-828-4966

**Project Name:** Middle River Development LLC /  
Santa Barbara Townhomes

**Case #:** 137-R-02

**Date:** 11/26/02

**Comments:**

No Comments

# **DRC**

## **SITE PLAN REVIEW AND COMMENT**

### **REPORT**

**Division:** Engineering

**Member:** Tim Welch  
Engineering Design Mgr.  
Office Ph. 954-828-5123  
Office Fax: 954-828-5275  
Email: [timw@cityfort.com](mailto:timw@cityfort.com)

**Project Name:** Middle River Development LLC /  
Santa Barbara Townhomes

**Case #:** 137-R-02

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#### **Comments:**

1. Applicant shall obtain a Broward County Department of Planning and Environmental Protection (DPEP) Surface Water Management license prior to applying for a building permit. This application shall include calculations supporting site design and compliance with South Florida Water Management Design criteria, with adequate measures for on site retention of surface water runoff. Additional water quantity criteria shall be demonstrated for development roadway and finish floor as well as any discharge to offsite water bodies or drainage facilities under City, County, or State's jurisdiction.
2. The site plan indicates a proposed access which is greater than 50% of the total property frontage on N.E. 18 Street. One driveway placed along N.E. 26 Avenue should, however negate the effects of the increased impervious frontage on N.E. 18 Street, providing the required 6-inch deep swale between the edge of the public street and the front of the sidewalk is designed in accordance with City Standard Detail P2.1.
3. The engineering plans shall be completed with water, sewer, paving and drainage design for complete review prior to requesting final DRC authorization.
4. Additional comments may be provided at the DRC meeting.

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**Division:** Fire

**Member:** Albert Weber  
954-828-5875

**Project Name:** Middle River Development LLC /  
Santa Barbara Townhomes

**Case #:** 137-R-02

**Date:** 11/26/02

**Comments:**

1. Show fire main, hydrant location, and provide a flow test.
2. Fire sprinkler system required as per 903.8.2. FBC.

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**Division:** Info. Systems

**Member:** Mark Pallans (GRG)  
954-828-5790

**Project Name:** Middle River Development LLC /  
Santa Barbara Townhomes

**Case #:** 137-R-02

**Date:** 11/26/02

**Comments:**

No apparent interference will result from this plan at this time.

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**Division:** Landscape

**Member:** Dave Gennaro  
954-828-5200

**Project Name:** Middle River Development LLC /  
Santa Barbara Townhomes

**Case #:** 137-R-02

**Date:** 11/26/02

**Comments:**

1. Indicate any utilities (such as overhead powerlines) that would affect proposed planting on the Landscape Plan. Utilities should be placed underground on this project.
2. Indicate existing trees and palms, their names and sizes. Show whether they are to remain, be relocated or be removed. All Tree Preservation Ordinance requirements apply, including the preservation of "existing, large, desirable trees". Any trees which would be considered good candidates for relocation should be relocated. "Equivalent replacement" for removed trees and palms to be above min.site Code requirements. Special requirements apply to "speciman" trees.
3. Incorporate shade trees into the street tree scheme. (1/2 of the street trees should be shade trees.)

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**Division:** Planning

**Member:** Kevin Erwin  
954-828-6534

**Project Name:** Middle River Development LLC /  
Santa Barbara Townhomes

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**Comments:**

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**Division:** Police

**Member:** Det. C. Cleary- Robitaille  
954-828-6419

**Project Name:** Middle River Development LLC /  
Santa Barbara Townhomes

**Case #:** 137-R-02

**Date:** 11/26/02

**Comments:**

1. All first floor glass should be impact- resistant.
2. All units should be equipped with a perimeter alarm system as well as a glass- breaking sensor system.
3. The site should be well lit, particularly on the west side garage area and the south side alcoves that house the front entryways.
4. The plan shows a five-foot picket fence surrounding the site. This will not provide security for the property or residents. A decorative wrought iron security fence, not lower than six feet in height, with no footholds, is recommended.

Please submit comments in writing prior to DRC sign off.

**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

**Division:** Zoning

**Member:** Terry Burgess  
954-828-5913

**Project Name:** Middle River Development LLC /  
Santa Barbara Townhomes

**Case #:** 137-R-02

**Date:** 11/26/02

**Comments:**

1. Provide a narrative outlining how the proposed townhouse project complies with section 47-18.33 point by point.
2. Dimension pedestrian and utility easements on site plan pursuant to section 47-18.33.B.5.
3. Jacuzzi and site wall shall not encroach into the pedestrian/utility easements.
4. Provide setback dimensions to Jacuzzi(s) or remove from site plan.
5. Provide a data table indicating the required two thousand sq ft of lot area per dwelling unit pursuant to section 47-18.33.B.1.
6. Dimension parking spaces pursuant to section 47-20.11.
7. Site wall shall setback 2'6" from the columns pursuant to section 47-19.5.A.3.
8. Dimension site triangles pursuant to section 47-20.5.C.5.
9. Additional comments may be forthcoming at DRC meeting.